CITY OF ST. JOHN'S
PROVINCE OF NEWFOUNDLAND

ACCOUNTS

OF THE

ST. JOHN'S

MUNICIPAL COUNCIL

FOR THE

Year Ended 31 December, 1983

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CITY OF ST. JOHN'S

OFFICE OF THE CITY MANAGER
ST. JOHN'S, NEWFOUNDLAND
A1C 5M2

His Worship the Mayor and Members of City Council
City Hall

Your Worship and Councillors:

I submit herewith the Financial Report and Annual Accounts for the City of St. John's and the St. John's Transportation Commission for the fiscal year ended 31 December 1983.

Respectfully submitted

Frank P. Power
City Manager

29 June 1984

FINANCIAL REPORT

Mr. F.P. Power
City Manager

Dear Sir:

The annual financial report of the City of St. John's for the fiscal year ended 31 December 1983 is submitted herewith. The accounts are prepared on an accrual basis consistent with that of preceding years.

The statements and schedules submitted are as follows:

Statements:

1. Consolidated Balance Sheet
2. Capital and Loan Fund Balance Sheet
3. Statement of Changes in Capital Fund Financial Position
4. Sinking Fund Balance Sheet
5. Statement of Changes in Sinking Fund Financial Position
6. Urban Living Non-Profit Housing Balance Sheet
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Schedules:

1. Schedule of Debenture Debt
2. Schedule of Long-Term Debt
3. Schedule of Mortgages - Urban Living Non-Profit Housing
4. Schedule of Investment in Capital Fund Assets
5. Schedule of Contributed Surplus
6. Schedule of Investment in Capital Assets - Urban Living Non-Profit Housing
7. Schedule of Capital Expenditure
8. Schedule of Sinking Funds available by issue
9. Current Account Revenue by source and Expenditure by function

CAPITAL AND LOAN FUND BALANCE SHEET - STATEMENT 2

Assessments Receivable

Net assessments, including interest, raised during the year amounted to $405,992. Cash collections were $361,934. There is an allowance for doubtful accounts in the amount of $500,548 which is considered adequate to cover possible losses.

Fixed Assets

The net increase in this account is $3,630,393 - Capital Expenditures (details of which are set out in Schedule 7) amounted to $4,042,878 and investment in land subdivisions to $145,297. Net sales of land amounted to $444,627 and disposal of fixed assets to $113,155.

Royal Bank of Canada - Temporary Loans

Temporary bank loans amounting to $6,442,579 were taken for various capital projects under the authority of the Lieutenant-Governor in Council pending the issuance of debentures or payments from other sources.

Funded Debt

The net debenture debt of the City after deducting sinking fund assets held by the Trustee, Montreal Trust Company, represented by cash and investments amounting to $2,028,866 was $30,256,134. Details of the debenture debt are set out in Schedule 1.

The City has the following Loan Act under which bonds of the City may be issued with the authority of the Lieutenant-Governor in Council -

Loan Act No. 5 of 1975-76 $1,000,000

The City has additional borrowing authority under the Loan Act No. 19 of 1956 and the Loan Act No. 36 of 1958 to issue debentures, however certain restrictions limit the amount of interest the City may pay.

The City has requested additional borrowing authority for the issuance of debentures from the Lieutenant-Governor in Council.

Other Long-Term Debt

Details of this are set out in Schedule 2.

1. The Government of Canada loan is payable by annual installments.
2. The Canada Mortgage and Housing Corporation loans are payable by annual installments.
3. The Newfoundland and Labrador Housing Corporation loan is payable by annual installments and from sales of land.
4. The Newfoundland Municipal Financing Corporation loans are payable by semi-annual installments.
5. The Royal Bank of Canada loans are payable by monthly installments.
6. The St. John's Boys' and Girls' Club loan is payable by annual installments.
7. Advances from Canada Mortgage and Housing Corporation represent loans under various Neighbourhood Improvement and Urban Renewal Programs pending the issuance of debentures on 1 January and 1 July 1984.
8. Advances under the Provincial-Municipal Street Paving Program represent a loan from a trust company pending the issuance of a debenture from the Newfoundland Municipal Financing Corporation.

SINKING FUND BALANCE SHEET - STATEMENT 4

This statement shows the cash, securities and other assets available for the redemption of the debenture debt.

The annual contribution for sinking fund bonds is 2 1/2% of the amount issued, and in addition, an amount equivalent to the interest on bonds retired by the operation of the sinking fund. Present projections indicate that sufficient funds will be available to redeem at maturity all bonds except for the floating rate issue of 14 November 1980, the 18% issue of 15 September 1981 and the 15 1/4% issue of 15 October 1982.

NON-PROFIT HOUSING BALANCE SHEET - STATEMENT 6

This statement shows the various assets and liabilities connected with the City's involvement in a number of housing projects on a non-profit basis in conjunction with Canada Mortgage and Housing Corporation.

Fixed Assets

Work on the projects to 31 December 1983 amounted to $9,845,024 and is made up as follows:

Cuckholds Cove Road	$ 785,411
Hamilton Avenue	3,712,671
Forest Road	1,617,117
Rawlins Cross	1,266,452
Infill 1982	653,925
Carnell Street	2,428
Goodview Street	234,360
Alexander Street	1,168,409
Fahey's Row	404,251

These projects are being financed by way of mortgages from Canada Permanent Mortgage Corporation and the balance of the mortgages at 31 December 1983 amounted $8,749,588 and is made up as follows:

Cuckholds Cove Road	$ 801,323
Hamilton Avenue	3,631,900
Forest Road	1,637,575
Rawlins Cross	1,261,100
Infill 1982	644,690
Alexander Street	773,000

REVENUE FUND BALANCE SHEET - STATEMENT 8

Taxes receivable

This account is made up of arrears of property, business and water taxes, including interest and also other taxes. An analysis of arrears is as follows:

	Property Tax		Business Tax		Water Tax	
1983	49%	$1,617,482	29%	$ 723,732	46%	$139,661
1982	20%	640,665	18%	433,910	19%	58,719
1981	10%	319,920	16%	394,583	12%	34,834
1980	8%	250,467	19%	462,796	6%	18,979
1979	6%	188,095	8%	197,497	4%	12,200
1978 and prior years	7%	246,895	10%	240,030	13%	39,924
		3,263,524		2,452,548		304,317
Allowance for doubtful accounts		899,057		1,164,713		94,724
Net amount		$2,364,467		$1,287,835		$209,593

Other taxes amounting to $1,008,885 include entertainment, light and power, telephone taxes, etc., accrued to 31 December, some of which are not due until after the end of the year.

During 1983, accounts totalling $591,713 were written-off to the allowance for doubtful accounts; and the allowance was reestablished at 31 December 1983 at $2,158,494, representing 35.85% of the arrears at that date which is considered adequate to cover possible losses on uncollectible accounts.

The following summary shows for 1979-83 the amount of collections on property, business and water tax including interest compared to the net tax levy, interest and net arrears at 1 January:

	1983	1982	1981	1980	1979
Property Tax					
Net Tax	$19,930,535	$18,851,238	$17,045,337	$16,601,791	$14,861,488
Net Arrears	2,667,346	2,365,522	1,929,237	2,076,519	2,078,863
Total	22,597,881	21,216,760	18,974,574	18,678,310	16,940,351
Collections	19,334,060	18,303,549	16,353,227	16,478,485	14,514,946
% of Net Tax	97.01%	97.09%	95.94%	99.26%	97.67%
% of Total	85.56%	86.27%	86.19%	88.22%	85.68%
Business Tax					
Net Tax	7,020,637	6,836,236	6,017,089	5,679,800	5,233,827
Net Arrears	1,952,093	1,432,547	1,103,901	939,164	823,291
Total	8,972,730	8,268,783	7,120,990	6,618,964	6,057,118
Collections	6,519,935	6,012,037	5,554,382	5,499,654	5,065,380
% of Net Tax	92.87%	87.94%	92.31%	96.83%	96.78%
% of Total	72.66%	72.71%	78.00%	83.09%	83.63%
Water Tax					
Net Tax	1,325,626	1,089,962	1,003,360	881,884	827,416
Net Arrears	298,304	239,762	204,507	357,940	623,289
Total	1,623,930	1,329,724	1,207,867	1,239,824	1,450,705
Collections	1,319,613	990,227	952,796	1,016,745	1,072,551
% of Net Tax	99.55%	90.85%	94.96%	115.29%	129.63%
% of Total	81.26%	74.47%	78.88%	82.01%	73.93%
Total					
Total Net Tax	28,276,798	26,777,436	24,065,786	23,163,475	20,922,731
Total Net Arrears	4,917,743	4,037,831	3,237,645	3,373,623	3,525,443
Total Net Tax and Arrears	33,194,541	30,815,267	27,303,431	26,537,098	24,448,174
Total Collections	27,173,608	25,305,813	22,860,405	22,994,884	20,652,877
% of Total Net Tax	96.10%	94.50%	94.99%	99.27%	98.71%
% of Total Net Tax and Arrears	81.86%	82.12%	83.73%	86.65%	84.48%

STATEMENT OF REVENUE AND EXPENDITURE - STATEMENT 9

The total revenue of the City for the year amounted to $40,131,315 which was $412,385 more than the amount budgeted for the year, and $1,809,437 over the total revenue for the previous year.

Expenditure for the year totalled $39,452,838 which was $266,092 less than budgeted and $615,635 more than the amount for the previous year.

The net result for the year was a surplus of $678,477 as compared to a deficit of $515,325 for 1982.

St. John's Transportation Commission

Since 1957, when the Transportation System became the responsibility of the City, losses less profits have amounted to $24,374,735. In this period, the City has paid to the Commission amounts totalling $25,048,567, leaving a balance of funds of $673,832.

Although the Commission makes annual charges for depreciation, which at 31 December 1983 amounted to $2,950,858, no cash reserve has been set aside for this amount.

Respectfully submitted

J.B. Exner,
Director of Finance.

St. John's, Newfoundland,
29 June 1984.

GOVERNMENT OF NEWFOUNDLAND AND LABRADOR
DEPARTMENT OF THE AUDITOR GENERAL

AUDITOR'S REPORT

To His Honour The Lieutenant-Governor in Council:

I have examined the consolidated balance sheet, capital and loan fund balance sheet, sinking fund balance sheet, non-profit housing fund balance sheet and revenue fund balance sheet of the City of St. John's as at 31 December 1983, and the statements of revenue and expenditure, statement of changes in capital fund financial position and statement of changes in sinking fund financial position for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the City of St. John's as at 31 December 1983 and the results of its operations and financing of its capital and sinking funds for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

J.F. McGrath, C.A.
Auditor General

St. John's, Newfoundland
29 June 1984

CITY OF ST. JOHN'S

CONSOLIDATED BALANCE SHEET

31 DECEMBER 1983

	1983	1982	Increase (Decrease)
ASSETS			
Current assets:			
Cash	$ 2,055,028	$ 900,107	$ 1,154,921
Temporary investments	225,390	194,139	31,251
Taxes, assessments and accounts receivable	9,894,644	9,639,168	255,476
Inventories at cost	1,534,621	1,514,459	20,162
Current portion debt charges recoverable	495,316	496,007	(691)
	14,204,999	12,743,880	1,461,119
Long-term investment:			
Investment in rental housing projects - net	741,876	746,867	(4,991)
Fixed assets:			
Land, buildings and permanent improvements	94,112,528	85,221,881	8,890,647
Equipment	12,187,761	11,568,903	618,858
Stadium property	1,779,612	1,750,367	29,245
Canada Summer Games facilities	1,000,000	1,000,000	-
Construction in progress	1,009,370	6,917,727	(5,908,357)
Construction in progress - Non-Profit Housing projects	9,850,212	3,451,133	6,399,079
	119,939,483	109,910,011	10,029,472
Debt charges recoverable:	4,830,392	4,888,945	(58,553)
Less: Current portion	495,316	496,007	691
	4,335,076	4,392,938	(57,862)
Other assets:			
Unamortized bond discount	412,496	466,028	(53,532)
Prepaid expenditures	95,975	84,845	11,130
	508,471	550,873	(42,402)
Trust accounts:			
Advance payments other governments	-	518,805	(518,805)
Advance payments land subdivisions	747,311	958,736	(211,425)
	747,311	1,477,541	(730,230)
	$140,477,216	$129,822,110	$10,655,106

	1983	1982	Increase (Decrease)
LIABILITIES AND EQUITY			
Current liabilities:			
Temporary bank loans	$ 6,442,579	$ 6,426,818	$ 15,761
Accounts payable	1,852,511	1,606,129	246,382
Accounts payable other governments	1,788,046	972,716	815,330
Contract holdbacks	289,238	320,859	(31,621)
Accrued interest payable	1,498,251	1,430,091	68,160
Current portion debenture debt and other long-term debt	1,803,860	1,390,522	413,338
Current portion deferred grants	305,425	165,136	140,289
	13,979,910	12,312,271	1,667,639
Long-term debt:			
Debenture debt	30,256,134	33,229,184	(2,973,050)
Other long-term debt	13,075,697	11,966,348	1,108,749
Mortgages - Non-Profit Housing	4,344,688	-	4,344,688
Advances - Canada Mortgage and Housing Corporation	203,448	605,190	(401,742)
Advances - Provincial - Municipal paving program	800,000	1,000,000	(200,000)
Mortgage advances - Non-Profit Housing	4,404,900	2,761,400	1,643,500
	53,084,267	49,562,122	3,522,145
Less: Current portion debenture debt and other long-term debt	1,803,860	1,390,522	(413,338)
	51,280,407	48,171,600	3,108,807
Other liabilities:			
Deposits and prepayments	623,506	837,708	(214,202)
Deferred grants	2,505,917	2,095,395	410,522
	3,129,423	2,933,103	196,320
Less: Current portion deferred grants	305,425	165,136	(140,289)
	2,823,998	2,767,967	56,031
Reserves:			
Reserve for future capital expenditures	538,780	-	538,780
Reserve for coupons	96,280	109,592	(13,312)
Reserve for Sinking Fund	2,028,866	2,383,816	(354,950)
Reserve for replacements - Non-Profit Housing	24,480	-	24,480
	2,688,406	2,493,408	194,998
Reserve for trust accounts:			
Advance payments other governments	-	396,749	(396,749)
Advance payments land subdivisions	760,715	967,213	(206,498)
	760,715	1,363,962	(603,247)
Equity:			
Investment in Capital Fund assets	45,017,352	40,116,690	4,900,662
Contributed surplus	18,214,630	17,060,642	1,153,988
Surplus	5,711,798	5,535,570	176,228
	68,943,780	62,712,902	6,230,878
	$140,477,216	$129,822,110	$10,655,106

See accompanying notes

F.P. Power,
City Manager.

J. (B.) Edgar, C.A.,
Director of Finance.

Statement 2

CITY OF ST. JOHN'S

CAPITAL AND LOAN FUND BALANCE SHEET

31 DECEMBER 1983

ASSETS	1983	1982
Current assets:		
Cash	$ 72,986	$ 68
Investment at cost:		
Bank deposit receipts	214,637	172,565
Receivables:		
Assessments	1,626,835	1,150,084
General	265,160	221,844
Other governments	1,109,323	1,671,022
Current portion debt charges recoverable	495,316	334,261
	3,496,634	3,377,211
Less: Allowance for doubtful accounts: Assessments	642,636	445,000
Total receivables	2,853,998	2,932,211
	3,141,621	3,104,844
Investment in rental housing projects-net	741,876	746,867
Fixed assets:		
Land, buildings and permanent improvements	94,112,528	85,221,881
Equipment, vehicles and movable plant	12,187,761	11,568,903
Stadium property	1,779,612	1,750,367
Canada Summer Games Facilities (Note 2)	1,000,000	1,000,000
	109,079,901	99,541,151
Construction in progress-land subdivisions (Note 15)	1,009,370	6,917,727
	110,089,271	106,458,878
Debt charges recoverable:		
Province of Newfoundland (Note 17)	3,836,950	1,673,800
St. John's Transportation Commission	993,442	1,247,155
	4,830,392	2,920,955
Less: Current portion	495,316	334,261
	4,335,076	2,586,694
Due from Revenue Fund	626,248	474,954
Deferred charge:		
Unamortized bond discount	412,496	466,028
Trust accounts-advance payments:		
Other governments-for Urban Renewal and Neighbourhood Improvement Programs	-	518,805
Land subdivisions:		
Cash	112,859	406,434
Bank deposit receipts	634,452	552,302
	747,311	1,477,541
	$120,093,899	$115,315,806

LIABILITIES AND EQUITY	1983	1982
Current liabilities:		
Temporary bank loans	$ 6,442,579	$ 6,426,818
General	129,168	258,621
Other governments	569,089	441,118
Contract holdbacks	139,240	134,707
Current portion debenture debt and other long-term debt	1,794,385	1,390,522
Current portion deferred grants	302,035	-
	9,376,496	8,651,786
Long-term debt: (Note 6)		
Debenture debt - Schedule 1 (Note 5)	32,285,000	35,363,000
Less: Sinking Fund	2,028,866	2,133,816
	30,256,134	33,229,184
Other long-term debt - Schedule 2 (Notes 7, 9)	13,075,097	11,966,348
Advances - Canada Mortgage and Housing Corporation	203,448	605,190
Advances - Provincial-Municipal Paving Program (Note 17)	800,000	1,000,000
	44,334,679	46,800,722
Less: Current portion debenture debt and other long-term debt	1,794,385	1,390,522
	42,540,294	45,410,200
Other liabilities:		
Deposit on sale of land	-	172,565
Prepaid assessments	17,068	77,145
Deferred grants (Note 17)	2,460,902	79,000
	2,477,970	328,710
Less: Current portion deferred grants	302,035	-
	2,175,935	328,710
Reserve for Sinking Fund	2,028,866	2,383,816
Reserve for trust accounts-advance payments:		
Other governments-for Urban Renewal and Neighbourhood Improvement Programs	-	396,749
Land subdivisions	760,715	967,213
	760,715	1,363,962
Equity:		
Investment in Capital Fund assets - Schedule 4	44,996,963	40,116,690
Contributed surplus - Schedule 5	18,214,630	17,060,642
	63,211,593	57,177,332
	$120,093,899	$115,315,806

See accompanying notes

F.P. Power,
City Manager.

J.E. Edgar, C.A.,
Director of Finance.

SCHEDULE 3

CITY OF ST. JOHN'S

STATEMENT OF CHANGES IN CAPITAL FUND FINANCIAL POSITION

FOR THE YEAR ENDED 31 DECEMBER 1983

FINANCES ACQUIRED	1983	1982
Balance available from previous year:		
Cash	$ 285,433	$ 164,191
Investments	406,005	864,372
Receivables	5,963,906	7,816,512
	6,655,344	8,845,075
Debt and other liabilities incurred:		
Sale of bonds	-	5,000,000
Less: Discount	-	45,000
	-	4,955,000
Other long-term debt	2,081,330	3,082,402
Temporary bank loans	15,761	3,194,818
Accounts payable and contract holdbacks	3,051	-
	2,100,142	11,232,220
Transfers from other funds:		
Sinking Fund	3,078,000	2,181,000
Revenue Fund	2,966,921	-
	6,044,921	2,181,000
Other finances acquired:		
Interest earned	19,030	63,698
Interest on assessments	171,739	143,162
Contribution by assessment	643,100	138,473
Amortization of long-term investment	4,990	4,685
Government of Canada grants	72,050	37,539
Government of Newfoundland grants	1,018,301	63,057
Memorial University of Newfoundland	-	16,935
Sale of city land	444,627	349,116
Disposal of fixed assets	113,155	63,135
Assets transferred to Non-Profit Housing	-	91,103
Terra Transport grant	2,000	10,000
St. John's Ladies Softball League	7,500	-
Bronfman Foundation	5,000	-
Canada Mortgage & Housing Corporation	27,599	-
Sealers Challenge Hockey Tournament	6,000	-
Proceeds of Insurance Claim	21,082	-
	2,556,173	980,903
	$17,356,580	$23,239,198

FINANCES APPLIED	1983	1982
Capital expenditure - Schedule 7	$ 4,042,878	$ 4,555,878
Investment in land subdivisions	145,297	777,107
Debt and other liabilities repaid:		
Bonds redeemed	3,078,000	2,181,000
Other long-term debt	1,574,322	1,431,730
Temporary bank loans	-	4,955,000
Accounts payable and contract holdbacks	-	1,265,702
	4,652,322	9,833,432
Advances applied:		
Province of Newfoundland	260,055	-
Canada Mortgage and Housing Corporation	136,694	141,119
	396,749	141,119
Transfer to Revenue Fund	396,749	1,276,318
Balance available at end of year:		
Cash	72,986	285,433
Investments	214,637	406,005
Receivables	7,831,711	5,963,906
	8,119,334	6,655,344
	$17,356,580	$23,239,198

See accompanying notes

P.P. Power,
City Manager.

J.W. Edgar, C.A.,
Director of Finance.

Statement 4

CITY OF ST. JOHN'S

SINKING FUND BALANCE SHEET

31 DECEMBER 1983

	1983	1982
ASSETS		
Cash - Schedule 8	$ 8,661	$ 17,120
Investments at cost: Schedule 8		
Guaranteed investment certificates	1,418,160	1,742,704
Investment in City of St. John's bonds (par value 1983 - $670,000, 1982 - $599,000)	602,045	374,025
	2,020,205	2,116,729
	$2,028,866	$2,133,849
LIABILITIES		
Prepayment by trustee on debt reduction	$ -	$ 33
Reserve for retirement of debentures	2,028,866	2,133,816
	$2,028,866	$2,133,849

See accompanying notes

F.F. Power,
City Manager.

J.G. Edgar, C.A.,
Director of Finance.

CITY OF ST. JOHN'S

STATEMENT OF CHANGES IN SINKING FUND FINANCIAL POSITION

FOR THE YEAR ENDED 31 DECEMBER 1983

	1983	1982
FINANCES ACQUIRED		
Balance available from previous year:		
Cash	$ 17,087	$ 172,354
Investments	2,116,729	1,658,216
	2,133,816	1,830,570
Contributions from Revenue Fund:		
Sinking Fund payments	1,391,200	766,200
Payments in lieu of interest on bonds redeemed	875,950	688,557
Serial bond payments	50,000	100,000
	2,317,150	1,554,757
Earnings:		
Interest on bonds purchased for redemption	124,839	97,214
Interest on guaranteed investment certificates	121,275	182,299
Interest on bonds held as investments	76,062	74,244
	322,176	353,757
	$4,773,142	$3,739,084
FINANCES APPLIED		
Bond redemptions:		
Purchase of bonds at cost (par value 1983 - $3,028,000, 1982 - $1,915,000)	$2,646,174	$1,299,616
Serial bonds matured	50,000	100,000
Sinking Fund bonds early redeemed	-	166,000
	2,696,174	1,565,616
Expenses:		
Accrued interest on purchase of bonds for redemption	29,748	29,520
Accrued interest on purchase of bonds for investment	18,354	10,132
	48,102	39,652
Balance available at end of year:		
Cash	8,661	17,087
Investments	2,020,205	2,116,729
	2,028,866	2,133,816
	$4,773,142	$3,739,084

CITY OF ST. JOHN'S

URBAN LIVING NON-PROFIT HOUSING BALANCE SHEET

31 DECEMBER 1983

Assets	1983	1982
Current assets:		
Cash (Note 16)	$ 247,672	$ 13,853
Rents receivable	590	-
Prepaid expenditures	2,600	-
	250,862	13,853
Fixed assets:		
Land and land improvements (Note 16)	1,601,437	651,235
Buildings (Note 16)	8,243,587	2,799,898
Equipment	5,188	-
	9,850,212	3,451,133
	$10,101,074	$3,464,986

Liabilities and Equity	1983	1982
Current liabilities:		
Accounts payable	$ 566,491	$ 385,347
Accrued interest payable	81,603	27,833
Contract holdbacks	149,095	185,249
Tenants' security deposits	18,352	3,821
Prepaid rents	400	-
Current portion long-term debt - Schedule 3	9,475	-
	825,416	602,250
Long-term debt:		
Mortgages - Schedule 3 (Note 16)	4,344,688	-
Mortgage advances (Note 16)	4,404,900	2,761,400
	8,749,588	2,761,400
Less: Current portion long-term debt	9,475	-
	8,740,113	2,761,400
Due to Revenue Fund	452,023	99,214
Replacement reserves (Note 16)	24,480	-
Equity:		
Surplus:		
Balance beginning of year	2,122	-
Excess of revenue over expenditure	36,531	2,122
	38,653	2,122
Investment in capital assets - Schedule 6	20,389	-
	59,042	2,122
	$10,101,074	$3,464,986

See accompanying notes

F.P. Power,
City Manager.

J.B. Edgar, C.A.,
Director of Finance.

CITY OF ST. JOHN'S

URBAN LIVING NON-PROFIT HOUSING

STATEMENT OF REVENUE AND EXPENDITURE

FOR THE PERIODS ENDED 31 DECEMBER 1983

PROJECT:	Forest Road		Cuckholds Cove		Infill 1982		Rawlins Cross		Hamilton Avenue		Totals	
PERIOD COMMENCING:	1 January 1983		1 February 1983		1 May 1983		1 October 1983		1 November 1983			
REVENUE	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Apartment rentals	$121,560	$112,063	$ 48,690	$ 51,913	$33,790	$26,592	$33,040	$23,918	$ 57,560	$ 20,857	$294,640	$235,343
Canada Mortgage and Housing Corporation-mortgage subsidy	158,750	172,907	57,530	54,734	36,730	28,823	30,260	-	61,720	-	344,990	256,464
Interest earned	-	4,193	-	1,311	-	446	-	116	-	88	-	6,154
Laundry machine rentals	-	-	-	-	210	20	700	368	1,300	216	2,210	604
	$280,310	$289,163	$106,220	$107,958	$70,730	$55,881	$64,000	$24,402	$120,580	$ 21,161	$641,840	$498,565
EXPENDITURE												
Labour	$ 1,880	$ 2,170	$ 2,480	$ 926	$ 1,850	$ 909	$ 1,880	$ 1,929	$ 1,670	$ 1,662	$ 9,760	7,596
Fringe benefits	650	276	860	131	640	131	650	207	580	178	3,380	923
Light and power	400	47	-	-	700	493	600	1,657	1,950	1,935	3,650	4,132
Purchase of water	1,040	1,300	390	325	260	481	250	115	440	-	2,380	2,221
Administration and management	4,680	4,680	3,050	3,250	2,700	2,555	2,300	1,500	2,590	-	15,320	11,985
Fire insurance	3,120	1,519	1,460	718	970	462	1,000	401	840	947	7,390	4,047
Repairs to buildings	-	46	-	-	-	223	-	-	-	-	-	269
Maintenance of buildings	-	1,496	-	1,186	-	87	1,500	78	1,540	2,514	3,040	5,361
Vehicle rental	-	-	-	-	960	-	420	-	-	-	1,380	-
Property tax	16,500	12,589	6,190	2,886	4,070	2,206	4,000	738	5,600	-	36,360	18,419
Hand tools and small equipment	300	292	200	246	200	119	400	267	1,000	1,537	2,100	2,461
Miscellaneous materials	1,030	464	500	562	300	540	500	1,352	500	1,779	2,830	4,697
Capital expenditure out of revenue	400	478	300	479	300	323	1,000	952	1,900	2,956	3,900	5,188
Mortgage principal	10,000	10,315	2,800	2,876	2,000	2,010	3,000	-	2,000	-	19,800	15,201
Mortgage interest	214,840	226,978	78,700	75,680	50,020	39,589	40,170	12,807	84,850	-	468,580	355,054
Replacement reserve	15,860	14,540	6,930	6,160	3,850	2,750	4,450	1,030	7,270	-	38,360	24,480
Tenant rent subsidy	7,000	-	1.840	-	1,210	-	1,200	-	6,900	-	18,150	-
Contingency	2,610	-	520	-	700	-	680	-	950	-	5,460	-
Total expenditure	280,310	277,190	106,220	95,425	70,730	52,878	64,000	23,033	120,580	13,508	641,840	462,034
Excess of revenue over expenditure	-	11,973	-	12,533	-	3,003	-	1,369	-	7,653	-	36,531
	$280,310	$289,163	$106,220	$107,958	$70,730	$55,881	$64,000	$24,402	$120,580	$ 21,161	$641,840	$498,565

See accompanying notes

F.P. Power,
City Manager.

J.E. Edgar, C.A.,
Director of Finance.

Statement 8

CITY OF ST. JOHN'S

REVENUE FUND BALANCE SHEET

31 DECEMBER 1983

ASSETS	1983	1982
Current assets:		
Cash	$ 1,734,370	$ 886,186
Investment at cost:		
Bank deposit receipts	10,753	21,574
Receivables:		
Taxes	7,029,274	6,449,017
General	1,352,795	1,138,503
Other governments	2,623,857	2,424,181
Current portion long-term receivable	-	161,746
	11,005,926	10,173,447
Less: Allowance for doubtful accounts:		
Taxes	2,158,494	1,882,833
General	1,312,060	1,087,651
	3,470,554	2,970,484
Total receivables	7,535,372	7,202,963
Inventories at cost	1,584,621	1,564,459
Less: Allowance for obsolete stock	50,000	50,000
	1,534,621	1,514,459
	10,815,116	9,625,182
Due from Non-Profit Housing Fund	452,023	99,214
Long-term receivable: (Note 21)		
Provincial-Municipal paving agreements	-	1,967,990
Less: Current portion	-	161,746
	-	1,806,244
Other assets:		
Prepaid insurance	35,718	25,517
Prepaid new service installations	57,657	59,329
	93,375	84,846
	$11,360,514	$11,615,486

LIABILITIES AND SURPLUS	1983	1982
Current liabilities:		
Accounts payable:		
General	$1,156,852	$ 934,328
Other governments	1,218,957	531,598
	2,375,809	1,465,926
Accrued bond interest payable (Note 7)	1,416,648	1,430,091
Current portion deferred grants	3,390	165,136
Contract holdbacks	903	903
	3,796,750	3,062,056
Other liabilities:		
Reserve for coupons	96,280	109,592
Deposits and prepayments	587,686	584,177
Deferred grants (Note 21)	45,015	2,016,395
	728,981	2,710,164
Less: Current portion deferred grants	3,390	165,136
	725,591	2,545,028
Due to Capital and Loan Fund	626,248	474,954
Reserve for future capital expenditures	538,780	-
Surplus:		
Balance beginning of year	5,533,448	7,048,773
Excess of revenue over expenditure	678,477	(515,325)
	6,211,925	6,533,448
Less: Appropriated to current year's revenue	-	(1,000,000)
Appropriated for future capital expenditures	(538,780)	-
	5,673,145	5,533,448
	$11,160,514	$11,615,486

See accompanying notes

F.P. Power,
City Manager.

J.R. Edgar, C.A.,
Director of Finance.

CITY OF ST. JOHN'S

STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED 31 DECEMBER 1983

Estimates 1983	REVENUE	Actual 1983	Actual 1982
	Taxes:		
$18,907,480	Real property tax	$19,386,485	$18,314,705
6,396,470	Business tax	6,653,402	6,352,252
500,000	Entertainment tax	390,692	413,724
60,000	Telephone tax	64,689	60,000
986,000	Newfoundland Light & Power Company Limited (2% revenue tax)	900,212	841,510
26,849,950		27,395,480	25,982,191
	Grants in lieu of taxes:		
1,173,460	Government of Canada	1,643,710	1,073,798
431,830	Government of Canada agencies	430,294	307,636
247,680	Government of Newfoundland agencies	282,910	241,562
1,852,970		2,356,914	1,622,996
	Services provided to other governments:		
150,000	Sanitary fill charges	154,182	157,017
195,000	Water charges	186,042	181,770
345,000		340,224	338,787
	Sales of goods and services:		
228,240	General government services	283,028	369,210
	Transportation services		
225,000	Parking garage	220,336	199,038
165,000	Parking meters	216,157	200,946
24,400	Other	15,274	25,219
	Environmental health services		
1,205,000	Water sales - commercial and shipping	1,179,685	989,847
1,385,510	Water tax	1,268,883	1,052,734
30,100	Other	18,844	23,612
144,760	Recreation and cultural services	167,143	157,448
270,000	Other general services	335,682	384,142
380,250	St. John's Memorial Stadium	366,671	-
4,058,260		4,071,703	3,402,196
	Other revenue from own sources:		
36,220	Business and amusement licences	36,596	35,619
440,100	Construction and other permits	619,614	593,915
180,000	Fines	136,720	157,660
123,900	Rents, concessions and franchises	22,657	128,919
155,810	Interest on investments	201,428	127,959
800,000	Interest on tax arrears	969,977	918,246
1,736,030		1,986,992	1,962,318
$34,842,210	Carried forward	$36,151,313	$33,308,488

Estimates 1983	EXPENDITURE	Actual 1983	Actual 1982
	General government services:		
$ 208,870	Legislative	$ 235,515	$ 216,189
3,497,530	General government	3,382,944	3,435,564
1,080,040	Engineering services	900,292	974,770
626,510	Pensions and employee benefits	648,747	639,824
68,000	Other general government	225,540	101,904
5,480,950		5,393,038	5,368,251
	Protective services:		
122,270	Traffic enforcement	131,713	128,825
14,000	Fire protection	14,000	14,000
1,019,040	Protective inspections	1,043,587	867,951
82,720	Animal and pest control	93,651	101,638
1,238,030		1,282,951	1,112,414
	Transportation services:		
	Road transport		
346,690	Administration	293,285	391,477
1,597,700	Streets, roads and sidewalks	2,205,153	1,663,245
2,611,110	Snow clearing	1,969,961	3,495,197
971,610	Maintenance depot	930,905	966,516
547,810	Traffic services	631,437	555,907
114,800	Street cleaning	173,402	454,161
6,189,720		6,204,143	7,526,503
210,170	Parking garage	206,510	178,798
76,610	Parking meters	101,260	75,364
1,325,000	Street lighting	1,387,804	1,177,770
3,000,000	St. John's Transportation Commission subsidy	3,000,000	2,726,652
105,550	Transportation handicapped	73,600	67,200
10,907,050		10,973,317	11,752,287
	Environmental health services:		
2,258,610	Water supply and distribution	2,074,632	2,045,092
1,343,300	Sewage collection and disposal	1,240,016	1,118,018
2,273,850	Garbage and waste collection and disposal	2,340,847	2,154,532
5,875,760		5,655,495	5,317,642
	Environmental development services:		
346,570	Environmental planning and zoning	337,178	408,302
53,670	Community development	57,026	74,834
97,890	Housing and real estate	87,359	91,285
288,000	Other environmental development services	260,996	191,811
786,130		742,559	766,232
	Public health services:		
-	Demolitions	-	27,225
$24,287,920	Carried forward	$24,047,360	$24,344,051

CITY OF ST. JOHN'S

STATEMENT OF REVENUE AND EXPENDITURE

FOR THE YEAR ENDED 31 DECEMBER 1983

Estimates 1983	REVENUE	Actual 1983	Actual 1982	Estimates 1983	EXPENDITURE	Actual 1983	Actual 1982
$34,842,210	Brought forward	$36,151,313	$33,308,488	$24,287,920	Brought forward	$24,047,360	$24,344,051
	Conditional transfers from other governments:				Recreation and cultural services:		
				1,668,750	Parks and open spaces	1,887,930	1,835,144
	Government of Canada			515,920	Bowring Park	499,402	389,515
-	Young Canada Works Program	73,536	18,891	826,000	Recreation	907,514	887,123
-	Canada's Birthday grant	2,250	6,000	371,000	Grants and subsidies	273,939	249,625
	Government of Newfoundland			812,590	St. John's Memorial Stadium	802,165	530,180
435,480	Street paving program	360,468	291,252				
52,770	Transportation handicapped	36,800	33,600	4,194,260		4,370,950	3,891,587
10,000	Bowring Park	10,000	10,000		Fiscal services:		
10,000	In lieu of motor car taxes	10,000	10,000				
24,000	Recreation	9,000	30,569		Debenture debt charges		
-	Corporate challenge	-	3,915	50,000	Principal	50,000	100,000
342,670	Recovery of debt charges	344,006	342,683	1,266,200	Sinking Fund payments	1,141,200	1,016,200
2,438,690	Municipal revenue grant (Note 20)	2,429,250	2,843,908	875,950	Sinking Fund in lieu of interest	875,950	688,557
	Government of Newfoundland agencies			5,183,500	Interest	4,234,533	4,040,914
55,500	Rental housing projects	55,505	55,505	53,530	Discount	53,533	46,940
	Other Municipalities				Other long-term debt		
10,550	Transportation handicapped	-	-	525,850	Principal	525,854	386,484
				1,352,030	Interest	1,203,136	1,063,692
3,379,660		3,330,815	3,646,323	250,000	Interest on temporary bank loans	461,330	1,460,137
	Other transfers:			27,250	Other debt charges	16,439	20,549
	Transfer from Capital Fund			9,584,310		8,561,975	8,823,473
	Assessments for water, sewer and				Transfers to reserves and other funds:		
100,000	street improvements	287,186	69,943				
	Transfer from own agency			420,000	Provision for uncollectible accounts	1,148,750	1,320,390
	St. John's Transportation Commission			50,000	Provision for obsolete inventory	26,304	-
397,060	for debt charges	362,001	297,124	180,360	Capital expenditure out of revenue	172,999	257,702
1,000,000	Transfer from prior years' surplus	-	1,000,000		Contribution to Capital Fund for		
				1,002,080	capital expenditures	1,124,500	200,000
1,497,060		649,187	1,367,067				
				1,652,440		2,472,553	1,778,092
39,718,930	Total revenue	40,131,315	38,321,878	39,718,930	Total expenditure	39,452,838	38,837,203
-	Balance being excess of expenditure over revenue carried to Revenue Fund balance sheet	-	515,325	-	Balance being excess of revenue over expenditure carried to Revenue Fund balance sheet	678,477	-
$39,718,930	Total	$40,131,315	$38,837,203	$39,718,930	Total	$40,131,315	$38,837,203

See accompanying notes

F.P. Power,
City Manager.

J.B. Edgar, C.A.,
Director of Finance.

The above Statement has been audited under my direction with the books of the City of St. John's in accordance with Section 347 of the City of St. John's Act, Chapter 40 of the Revised Statutes of Newfoundland 1970, and subject to my report on the accounts for the year ended 31 December 1983, under Section 348 of the said act, I report that in my opinion the above Statement presents fairly the revenue and expenditure of the City of St. John's for the year ended 31 December 1983.

J.F. McGrath, C.A.
Auditor General

Schedule 1

CITY OF ST. JOHN'S

SCHEDULE OF DEBENTURE DEBT

31 DECEMBER 1983

	Date of Issue	Term in Years	Date of Maturity	Amount Issued	Amount Outstanding	Amount Retired	1983 Debt Charges In Lieu of Principal	1983 Debt Charges In Lieu of Interest	1983 Debt Charges Interest	Current Portion Due in 1984
6% Sinking Fund Debentures	15 Feb. 1966	20	15 Feb. 1986	$ 2,000,000	$ 256,000	$ 1,744,000	$ 50,000	$ 96,900	$ 23,100	$ 50,000
6 1/2% Sinking Fund Debentures	1 Sep. 1966	20	1 Sep. 1986	2,000,000	483,000	1,517,000	50,000	95,030	34,970	50,000
6 1/2% Sinking Fund Debentures	1 Apr. 1967	20	1 Apr. 1987	2,000,000	306,000	1,694,000	50,000	77,610	52,390	50,000
9 1/4% Sinking Fund Debentures	1 Dec. 1969	20	1 Dec. 1989	600,000	191,000	409,000	15,000	23,495	32,005	15,000
9 1/2% Sinking Fund Debentures	1 Jun. 1970	20	1 Jun. 1990	850,000	296,000	554,000	21,250	23,940	56,810	21,250
9 1/2% Sinking Fund Debentures	30 Dec. 1970	20	30 Dec. 1990	1,000,000	523,000	477,000	25,000	38,190	56,810	25,000
9% Sinking Fund Debentures	15 Jul. 1971	20	15 Jul. 1991	1,000,000	605,000	395,000	25,000	22,050	67,950	25,000
8 1/2% Sinking Fund Debentures	30 Jun. 1972	20	30 Jun. 1992	1,500,000	489,000	1,011,000	37,500	60,860	66,640	37,500
8 1/2% Serial Debentures	15 Aug. 1973	10	15 Aug. 1974-83	500,000	-	500,000	50,000	-	2,656	-
8 3/4% Sinking Fund Debentures	15 Aug. 1973	20	15 Aug. 1993	1,500,000	644,000	856,000	37,500	60,463	70,787	37,500
11 1/4% Sinking Fund Debentures	15 Oct. 1974	20	15 Oct. 1994	4,000,000	2,488,000	1,512,000	100,000	123,750	326,250	100,000
10 1/2% Sinking Fund Debentures	1 Dec. 1975	20	1 Dec. 1995	4,000,000	198,000	3,802,000	4,950	-	20,790	4,950
10 3/4% Sinking Fund Debentures	30 Jul. 1976	20	30 Jul. 1996	5,000,000	3,527,000	1,473,000	125,000	129,215	408,285	125,000
10 1/4% Sinking Fund Debentures	15 Jul. 1977	20	15 Jul. 1997	4,000,000	2,995,000	1,005,000	100,000	72,262	337,738	100,000
10 1/2% Sinking Fund Debentures	15 Aug. 1979	20	15 Aug. 1999	5,000,000	4,284,000	716,000	125,000	52,185	472,815	125,000
Floating Rate Debentures	14 Nov. 1980	5	14 Nov. 1985	5,000,000	5,000,000	-	125,000	-	542,037	125,000
18% Debentures	15 Sep. 1981	5	15 Sep. 1986	5,000,000	5,000,000	-	125,000	-	900,000	125,000
15 1/4% Debentures	15 Oct. 1982	5	15 Oct. 1987	5,000,000	5,000,000	-	125,000	-	762,500	125,000
				$49,950,000	$32,285,000	$17,665,000	$1,191,200	$875,950	$4,234,533	$1,141,200

See accompanying notes

Schedule 2

CITY OF ST. JOHN'S

SCHEDULE OF LONG-TERM DEBT

31 DECEMBER 1983

	Date of Issue	Term in Years	Date of Maturity	Interest Rate	Amount Issued	Amount Outstanding	Amount Repaid	1983 Debt Charges Principal	1983 Debt Charges Interest	Current Portion Due in 1984
Government of Canada:										
Winter Capital Projects	10 Jan. 1978	20	10 Jan. 1998	8%	$ 186,585	$ 162,614	$ 23,971	$ 5,554	$ 13,458	$ 5,996
Canada Mortgage and Housing Corporation:										
Waterford Valley Trunk Sewer	1 Jan. 1966	40	1 Jan. 2006	5 1/8	612,371	485,251	127,120	10,872	25,752	11,437
Mundy Pond Trunk Sewer	1 Jan. 1968	40	1 Jan. 2008	5 7/8	78,830	66,893	11,937	1,156	4,057	1,226
Virginia Park Trunk Sewer	1 Apr. 1973	40	1 Apr. 2013	7 1/2	104,408	98,101	6,307	859	7,561	925
	1 Mar. 1974	40	1 Mar. 2014	7 7/8	157,909	150,347	7,562	1,122	12,163	1,212
Rennies River Trunk Sewer	1 Oct. 1975	40	1 Oct. 2015	10 3/8	1,011,991	989,539	22,452	3,893	105,742	4,308
	1 Oct. 1977	40	1 Oct. 2017	9 3/4	681,350	669,436	11,914	2,486	67,109	2,735
Mundy Pond Urban Renewal	1 Jul. 1972	15	1 Jul. 1987	7 3/4	135,284	52,146	83,138	10,741	4,968	11,589
	1 Jul. 1973	15	1 Jul. 1988	7 3/4	291,296	135,409	155,887	21,434	12,391	23,127
	1 Jul. 1974	15	1 Jul. 1989	7 3/4	337,129	181,521	155,608	22,990	16,157	24,807
	1 Jul. 1975	15	1 Jul. 1990	7 3/4	273,336	165,813	107,523	17,275	14,464	18,640
	1 Jul. 1977	15	1 Jul. 1992	7 3/4	58,218	42,406	15,812	3,160	3,600	3,410
	1 Jul. 1979	15	1 Jul. 1994	7 3/4	14,943	12,447	2,496	697	1,170	752
Mundy Pond Neighbourhood Improvement Program	1 Jan. 1976	25	1 Jan. 2001	10 3/8	329,464	300,050	29,414	5,577	32,531	6,170
	1 Jan. 1977	25	1 Jan. 2002	10 3/8	408,451	378,900	29,551	6,248	40,996	6,914
	1 Jan. 1978	25	1 Jan. 2003	10 3/8	331,558	312,642	18,916	4,584	33,766	5,072
	1 Jan. 1979	25	1 Jan. 2004	10 3/8	67,427	64,512	2,915	843	6,956	932
	1 Jan. 1983	25	1 Jan. 2008	10 3/8	17,053	17,053	-	-	1,576	157
St. John's East Neighbourhood Improvement Program	1 Jan. 1977	25	1 Jan. 2002	9 3/4	140,759	129,699	11,060	2,308	13,184	2,539
	1 Jan. 1978	25	1 Jan. 2003	9 3/4	237,992	223,194	14,798	3,548	22,646	3,902
	1 Jan. 1979	25	1 Jan. 2004	9 3/4	274,765	261,777	12,988	3,724	26,517	4,096
	1 Jan. 1980	25	1 Jan. 2005	9 3/4	16,034	15,493	541	198	1,567	217
	1 Jan. 1981	25	1 Jan. 2006	9 3/4	147,766	144,606	3,160	1,656	14,608	1,821
	1 Jan. 1983	25	1 Jan. 2008	9 3/4	45,069	45,069	-	-	3,112	459
St. John's West Neighbourhood Improvement Program	1 Jan. 1978	25	1 Jan. 2003	10	20,526	19,293	1,233	297	2,008	327
	1 Jan. 1979	25	1 Jan. 2004	10	231,491	220,932	10,559	3,038	22,957	3,349
	1 Jan. 1980	25	1 Jan. 2005	10	663,582	642,022	21,560	7,899	66,617	8,708
	1 Jan. 1981	25	1 Jan. 2006	10	272,070	266,469	5,601	2,937	27,614	3,238
	1 Jan. 1982	25	1 Jan. 2007	10	338,533	335,218	3,315	3,315	34,700	3,655
	1 Jan. 1983	25	1 Jan. 2008	10	155,342	155,342	-	-	11,628	1,521
Georgestown Neighbourhood Improvement Program	1 Jan. 1979	25	1 Jan. 2004	9 5/8	14,421	13,728	693,	199	1,372	218
	1 Jan. 1980	25	1 Jan. 2005	9 5/8	28,925	27,932	993	363	2,789	398
	1 Jan. 1981	25	1 Jan. 2006	9 5/8	285,090	278,874	6,216	3,254	27,808	3,575
	1 Jan. 1983	25	1 Jan. 2008	9 5/8	99,439	99,439	-	-	5,068	1,033
Battery Neighbourhood Improvement Program	1 Jan. 1979	25	1 Jan. 2004	9 1/2	2,149	2,043	106	30	202	33
	1 Jan. 1980	25	1 Jan. 2005	9 1/2	38,006	36,676	1,330	485	3,614	532
	1 Jan. 1981	25	1 Jan. 2006	9 1/2	349,515	341,748	7,767	4,064	33,632	4,459
	1 Jan. 1982	25	1 Jan. 2007	9 1/2	260,025	257,270	2,755	2,755	25,289	3,023
	1 Jan. 1983	25	1 Jan. 2008	9 1/2	238,680	238,680	-	-	547	2,529
Balance carried forward					$8,957,782	$8,040,584	$917,198	$159,561	$751,896	$179,041

Schedule 2

CITY OF ST. JOHN'S

SCHEDULE OF LONG-TERM DEBT

31 DECEMBER 1983

	Date of Issue	Term in Years	Date of Maturity	Interest Rate	Amount Issued	Amount Outstanding	Amount Repaid	1983 Debt Charges Principal	1983 Debt Charges Interest	Current Portion Due in 1984
Balance brought forward					$ 8,957,782	$ 8,040,584	$ 917,198	$159,561	$ 751,896	$179,041
Midtown South Neighbourhood Improvement Program	1 Jan. 1980	25	1 Jan. 2005	9 1/2	15,057	14,531	526	192	1,432	211
	1 Jan. 1981	25	1 Jan. 2006	9 1/2	503,487	492,298	11,189	5,854	48,448	6,423
	1 Jan. 1982	25	1 Jan. 2007	9 1/2	213,907	211,641	2,266	2,266	20,804	2,487
	1 Jan. 1983	25	1 Jan. 2008	9 1/2	49,620	49,620	-	-	2,496	526
Newfoundland Municipal Financing Corporation:										
Avalon Arena	3 May 1978	20	3 May 1998	10 7/8	200,000	178,387	21,613	4,919	19,804	5,469
1981 Street Paving Program	15 Apr. 1982	10	15 Apr. 1992	17.025	1,000,000	850,000	150,000	100,000	157,481	100,000
1982 Street Paving Program	28 Nov. 1983	10	16 Nov. 1993	13 1/2	1,000,000	1,000,000	-	-	38,170	51,825
Newfoundland and Labrador Housing Corporation:										
Mundy Pond Land Assembly	1 Jan. 1981	15	1 Jan. 1996	7	1,147,758	1,054,045	93,713	-	-	51,920
Royal Bank of Canada:										
St. John's Transportation Commission	Jul. 1977		Sep. 1985	prime + 1	438,483	92,138	346,345	54,000	13,728	54,000
St. John's Transportation Commission	Sep. 1979		Aug. 1987	prime + 1	954,966	434,966	520,000	120,000	57,033	120,000
St. John's Transportation Commission	Dec. 1982		May 1989	prime + 1	497,113	431,113	66,000	66,000	51,240	66,000
St. John's Boys' and Girls' Club	1 Nov. 1981	10	1 Nov. 1991	17	250,000	225,774	24,226	13,062	40,602	15,283
					$15,228,173	$13,075,097	$2,153,076	$525,854	$1,203,134	$653,185

See accompanying notes

Schedule 3

CITY OF ST. JOHN'S

URBAN LIVING NON-PROFIT HOUSING

SCHEDULE OF MORTGAGES

31 DECEMBER 1983

	Interest Adjustment Date	Terms in Years	Date of Maturity	Interest Rate	Authorized Mortgage	Amount Drawn	Amount Outstanding	Amount Repaid	1983 Debt Charges Principal	1983 Debt Charges Interest	Current Portion Due in 1984
Canada Permanent:											
Forest Road	1 Jan. 1983	5	1 Jan. 1988	14 3/4%	$1,647,890	$1,647,890	$1,637,575	$10,315	$10,315	$226,978	$3,327
Cuckholds Cove Road	1 Apr. 1983	5	1 Apr. 1988	13 1/4	804,200	804,200	801,323	2,877	2,877	75,680	1,654
Infill 1982	1 Jul. 1983	5	1 Jul. 1988	13	651,550	646,700	644,690	2,010	2,010	39,589	1,680
Rawlins Cross	1 Dec. 1983	5	1 Dec. 1988	12 1/2	1,266,096	1,261,100	1,261,100	-	-	12,807	2,814
					$4,369,736	$4,359,890	$4,344,688	$15,202	$15,202	$355,054	$9,475

See accompanying notes

Schedule 4

CITY OF ST. JOHN'S

SCHEDULE OF INVESTMENT IN CAPITAL FUND ASSETS

31 DECEMBER 1983

Balance 1 January 1983		$40,116,690
Add:	Interest earned	18,814
	Contributions from Revenue Fund:	
	Capital expenditure out of revenue	172,999
	Loans repaid	191,593
	Contribution for 1983 capital works program	1,124,500
	Contribution from Sinking Fund for debentures	3,078,000
	Interest on assessments	171,739
	Net assessments raised	592,197
	Proceeds of insurance claim	21,082
		45,487,614
Deduct:	Amortization of investment in rental housing projects	4,990
	Contribution to Revenue Fund on account of collections on water and sewer and street improvements	287,185
	Increase in allowance for doubtful accounts	197,636
	Write-off accounts receivable	840
Balance 31 December 1983		$44,996,963

Schedule 5

SCHEDULE OF CONTRIBUTED SURPLUS

31 DECEMBER 1983

Balance 1 January 1983		$17,060,642
Add:	Contributions-Government of Canada:	
	Harbourside Park	20,895
	Hillview Drive	19,385
	Contributions-Government of Newfoundland:	
	Crosstown Arterial	4,542
	Torbay Road	966,759
	Recreation	24,000
	Contribution-Terra Transport-Hillview Drive	1,211
	Deposit in lieu of providing open space	110,980
	Interest earned	216
	Contribution-Other:	
	Stadium-glass	6,000
Balance 31 December 1983		$18,214,630

See accompanying notes

Schedule 6

CITY OF ST. JOHN'S

URBAN LIVING NON-PROFIT HOUSING

SCHEDULE OF INVESTMENT IN CAPITAL ASSETS

31 DECEMBER 1983

Balance 1 January 1983		$ -
Add:	Mortgage principal repayments	15,201
	Capital expenditure out of revenue	5,188
Balance 31 December 1983		$20,389

See accompanying notes

Schedule 7

CITY OF ST. JOHN'S

SCHEDULE OF CAPITAL EXPENDITURE

FOR THE YEAR ENDED 31 DECEMBER 1983

Land:		
Expropriation, disturbances, street widening and improvements		$ 90,432
Buildings:		
Bowring Park	$ 84,012	
Parking Garage	26,453	
Harry Mews Community Centre	83,625	
St. John's Memorial Stadium	22,858	216,948
Streets:		
Crosstown Arterial construction	150,167	
Reconstruction, paving, resurfacing, curb, gutter and sidewalks	1,526,347	
Plans and study	101,386	
Retaining walls and steps	144,634	1,922,534
Water:		
Water mains and improvements		107,300
Sewerage:		
Storm and sanitary sewers		646,231
Parks:		
Harbourside Park/Gilbert Memorial	45,708	
Bowring Park	25,079	
Development of City parks and open spaces	250,245	321,032
Equipment:		
Operating departments	732,015	
Stadium	6,386	738,401
		$4,042,878

See accompanying notes

Schedule 8

CITY OF ST. JOHN'S

SINKING FUND

SCHEDULE OF FUNDS AVAILABLE BY ISSUE

31 DECEMBER 1983

	Cash	Investments	Total
6% Bonds due 15 Feb. 1986	$ 104	$ 206,800	$ 206,904
6 1/2% Bonds due 1 Sept. 1986	2,466	406,000	408,466
6 1/2% Bonds due 1 Apr. 1987	3	153,270	153,273
9 1/4% Bonds due 1 Dec. 1989	3	28,780	28,783
9 1/2% Bonds due 1 Jun. 1990	17	43,520	43,537
9 1/2% Bonds due 30 Dec. 1990	-	199,740	199,740
9% Bonds due 15 Jul. 1991	2	199,775	199,777
8 1/2% Bonds due 30 Jun. 1992	7	30,490	30,497
8 3/4% Bonds due 15 Aug. 1993	1,421	-	1,421
11 1/4% Bonds due 15 Oct. 1994	17	26,480	26,497
10 1/2% Bonds due 1 Dec. 1995	28	59,500	59,528
10 3/4% Bonds due 30 Jul. 1996	71	33,000	33,071
10 1/4% Bonds due 15 Jul. 1997	4,290	-	4,290
10 1/2% Bonds due 15 Aug. 1999	232	7,850	8,082
Floating Rate Bonds due 15 Nov. 1985	-	250,000	250,000
18% Bonds due 15 Sept. 1986	-	250,000	250,000
15 1/4% Bonds due 15 Oct. 1987	-	125,000	125,000
	$8,661	$2,020,205	$2,028,866

Schedule 9

CITY OF ST. JOHN'S

CURRENT ACCOUNT REVENUE BY SOURCE AND EXPENDITURE BY FUNCTION

FOR THE YEAR ENDED 31 DECEMBER 1983

			Per Capita based on 88,000 population
REVENUE			
Taxation	$27,395,480	68.26%	$311.31
Grants in lieu of taxes	2,356,914	5.87	26.78
Services provided to other governments	340,224	.85	3.87
Sale of goods and services	4,071,703	10.15	46.27
Other revenue from own sources	1,986,992	4.95	22.58
Conditional transfers from other governments	3,330,815	8.30	37.85
Other transfers	649,187	1.62	7.38
	$40,131,315	100.00%	$456.04
EXPENDITURE			
General government services	$ 5,393,038	13.67%	$ 61.28
Protective services	1,282,951	3.25	14.58
Transportation services	10,973,317	27.81	124.70
Environmental health services	5,655,495	14.33	64.27
Environmental development services	742,559	1.88	8.44
Recreation and cultural services	4,370,950	11.08	49.67
Fiscal services	8,561,975	21.70	97.30
Transfers to reserves and other funds	2,472,553	6.28	28.10
	$39,452,838	100.00%	$448.34

See accompanying notes

CITY OF ST. JOHN'S

NOTES TO FINANCIAL STATEMENTS

31 DECEMBER 1983

Accounting Policies

1. (a) General fixed assets are recorded at cost with no depreciation provision. However, principal repayments on debt are charged as expenditure in the Statement of Revenue and Expenditure. Fixed assets are relieved at proceeds.

(b) Land subdivision development costs are recorded at net cost after application of proceeds from sales of land.

(c) Bond discount is being amortized over the terms of the various bond issues by way of charges in the Statement of Revenue and Expenditure.

(d) Investments in rental housing projects are recorded at cost less the annual principal repayment being charged to the project operations.

(e) Assessments for water and sewer installations and street improvements when accrued are recorded in the Capital and Loan Fund. Major assessments are recorded as contributions; ordinary assessments, when received, are recorded as revenue in the Statement of Revenue and Expenditure.

(f) The City does not record the value of lands and service installations in subdivisions vested in the City under The City of St. John's Act.

(g) The basis of consolidation involves the combining of the Revenue Fund, Capital and Loan Fund, Sinking Fund and Non-Profit Housing Balance Sheets, and the elimination of interfund accounts.

(h) Funds in the Statement of Changes in Capital Fund Financial Position and the Statement of Changes in Sinking Fund Financial Position are defined as cash, investments and receivables.

(i) Sinking funds established for the retirement of debentures are held and administered by Montreal Trust and accounted for in the City's records on a cash basis.

Assets

2. The City contributed $1 million to the 1977 Canada Summer Games Society for purposes of constructing sports facilities. The Society has conveyed certain assets to the City which have a stated cost of $1,529,907. However, the City has recorded the value of the assets at $1,000,000.

The City is contributing to the Province of Newfoundland an amount of $105,000 for a portion of the outstanding capital indebtedness for facilities of the Canada Games Park Commission by five equal annual installments of $21,000 which commenced in 1980.

3. The City has entered into agreements with developers for the sale of lands west of City Hall which are subject to development conditions.

4. The City received $1,869,000 under the Canada Mortgage and Housing Corporation Municipal Incentive Grant Program. The Province of Newfoundland has established guidelines for municipalities for expenditures of grants received. As at 31 December 1983 the City paid $1,436,598 out of the funds and has allocated the balance.

CITY OF ST. JOHN'S

NOTES TO FINANCIAL STATEMENTS

31 DECEMBER 1983

Debt

5. The $5 million floating rate 5 year bonds of the City issued 14 November 1980 under Act No. 9 of 1978 are, at the option of the City, repayable on or after 14 November 1984 upon thirty (30) days written notice by the City. This issue carries an interest rate set at 3/8 of 1% below the average prime rate of the Royal Bank of Canada with a maximum of 16% and a minimum of 10%.

The $5 million 18% 5 year bonds of the City issued 15 September 1981 under Act No. 9 of 1978 as amended are, at the option of the holder, extendable to 15 September 1991 subject to an election being filed on or before 15 June 1986.

6. A five year projection of the scheduled principal payments and retirements of the long-term debt of the City is as follows -

1984	$1,794,385
1985	6,811,002
1986	6,681,966
1987	6,424,700
1988	1,225,886

7. The City has not recorded interest accrued but not due on other long-term debt which amounts to $849,356. Of this amount $162,979 is recoverable from grants and cost-sharing agreements.

Accrued bond interest payable of $1,416,648 consists of $1,088,270 payable to bond holders and $328,378 payable to the Sinking Fund for interest accrued on bonds purchased for redemption by the Sinking Fund.

8. Advances from Canada Mortgage and Housing Corporation will be secured by the issuance of debentures. Advances - Provincial-Municipal Paving Program - $800,000 is a loan from Montreal Trust guaranteed by the Province of Newfoundland. This loan will be repaid within one year by the Newfoundland Municipal Financing Corporation for which the City will issue a debenture.

Liabilities

9. The City received a loan of $200,000 on behalf of the Avalon Arena Association from the Newfoundland Municipal Financing Corporation on which the principal and interest are paid by annual grants from the Department of Municipal Affairs over a 20 year period which commenced 30 November 1978.

The City guaranteed principal and interest on bank loans of the Association which at 31 December 1983 amount to $700,000. The City holds a first mortgage on the land and building of the Association.

In 1983 the City paid $82,053 interest on the bank loan of the Association. By agreement, the total of such payments which amount to $767,895 at 31 December 1983 is receivable from the Association. However, this amount has been fully provided for in the allowance for doubtful accounts.

The City has provided an amount of $100,000 in the 1984 Budget to pay interest and principal on the bank loan which the Association may not be able to meet.

10. The pension fund of the City commenced 1 July 1973. Employees contribute 3.5% of the Canada Pension Plan yearly maximum pensionable earnings and 5% of the balance of earnings. The City contributes the balance of the cost to provide current service benefits and the full cost of past service liability. The City records as cost only the payments made into the fund.

The actuarial valuation as at 1 January 1984 established assets and liabilities of the fund at $14,445,899. Assets include unfunded liabilities for Indexing and Salary Assumptions totalling $1,475,580.

The unfunded liabilities are recommended to be funded over various terms at an annual rate of $202,101. The current service requirement for the City is 178% of employee contributions.

11. The City has provided a plan whereby employees are credited sick leave at a rate of 18 to 24 days per annum and may have a total accumulation of 200 days. On termination of employment, employees are entitled to be paid the accumulated sick leave at the then current rate of annual pay. No provision has been made for the estimated liability of $4,650,000 at 31 December 1983. However, provision is made for sick leave used and also for lump sum payments for employees who terminate service.

Since January 1980, new employees are not paid sick leave accumulation but receive a retirement gratuity of one week's pay per year of service upon retirement. No provision has been made for the estimated liability of $126,000 at 31 December 1983.

12. To the date of audit, 29 June 1984, the City has received notices of claims with an estimated liability of $730,000 which includes claims totalling $503,000 for land expropriated. Legal opinion indicates, except for claims for land expropriated, the City is not expected to incur any significant liability in respect of these claims.

Agreements

13. The City has an agreement with the St. John's Development Corporation dated November 1978 relating to the development of Atlantic Place which provided certain property tax concessions for a ten year period which commenced 1976. The City is seeking a judicial determination of the agreement.

14. The City has an agreement with the St. John's Heritage Foundation and Atlantic Leasing Limited, developers of the Murray Premises, by which property taxes would be reduced for a six year period commencing 1980.

15. The City has agreements with Canada Mortgage and Housing Corporation and Newfoundland and Labrador Housing Corporation for a Land Assembly Project in the Mundy Pond Area. It is estimated that proceeds from sales of land will be sufficient to recover all costs. As at 31 December 1983 the net cost was $1,009,370.

16. The City has agreements with Canada Mortgage and Housing Corporation under the National Housing Act to construct and operate a number of units of Non-Profit Housing. Under these agreements Canada Mortgage and Housing Corporation may provide subsidies to reduce interest costs to as low as 2%. Construction costs to 31 December 1983 amount to $9,845,024. Mortgage financing is being provided by Canada Permanent Trust Company which holds a first mortgage on the properties as well as a chattel mortgage on the furniture. Certain clauses in the agreements stipulate that cash be set aside for a Subsidy Surplus Fund, a Replacement Reserve Fund and for Tenants' Security Deposits.

CITY OF ST. JOHN'S

NOTES TO FINANCIAL STATEMENTS

31 DECEMBER 1983

17. The City has agreements with the Province to pay grants to the City as a share of street paving and reconstruction programs by annual installments, including principal and interest, over 10 year periods as follows -

	Provincial Portion	Deferred Grant	1983 Payment
1973 - 74 Program	50%	$ 30,687	$ 33,740
1975 - 76 Program	60%	100,860	40,557
Topsail Road Program	60%	564,697	131,682
1981 Program	60%	510,000	154,489
1982 Program	60%	600,000	-

The City and the Province have also entered into an agreement in respect of a 1983 program for street paving and reconstruction in the amount of $1,000,000 of which the Province will pay 60%. Interim financing on the project in the amount of $800,000 is being provided by Montreal Trust pending conversion in 1984 to a 10 year loan from the Newfoundland Municipal Financing Corporation.

18. The City has an agreement with the Province covering the upgrading of certain roads in the boundary expansion area whereby the Province has agreed to contribute to the City $7,432,000 as follows -

Fiscal 1983 - 84	$ 932,000
Fiscal 1984 - 85	2,300,000
Fiscal 1985 - 86	2,300,000
Fiscal 1986 - 87	1,900,000

19. The City, through its agent, the St. John's Transportation Commission is participating in the Urban Transportation Assistance Program with the Minister of State for Urban Affairs, Canada and the Province of Newfoundland.

Total expenditure on projects to 31 December 1983 amount to $3,887,233 of which Transport Canada has contributed $2,937,948, the Province $584,915 and the Commission $364,370.

20. The Government of Newfoundland Municipal Revenue Grant is paid by the Province under the Municipal Grants Act. The grant is comprised of the General Assistance Grant based on population, road length and social assistance payments and the Tax Incentive Grant which is based on tax collections. Under the Act the City is required to pay to the Province from the grant the proportion of the cost of the St. John's Fire Department attributable to the City.

	1983	1982
General Assistance Grant	$ 2,874,774	$ 2,824,522
Tax Incentive Grant	4,674,796	5,166,790
Less: Cost of St. John's Fire Department	(5,147,404)	(5,147,404)
Net Grant	$ 2,402,166	$ 2,843,908

21. Long-term receivables and the related deferred grants under Provincial-Municipal paving agreements totalling $2,233,620 at 31 December 1983 (1982 - $1,967,990) have been transferred from the Revenue Fund to the Capital Fund.

22. Certain of the 1982 comparative figures have been reclassified to conform with the 1983 presentation.

ACCOUNTS

of the

ST. JOHN'S TRANSPORTATION COMMISSION

for the year ended 31 December, 1983

A MEMBER OF ARTHUR YOUNG INTERNATIONAL

Clarkson Gordon

Chartered Accountants
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Canada A1B 3N9
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Telex 016 3330

AUDITORS' REPORT

To the Members of the
St. John's Transportation Commission:

We have examined the balance sheet of the St. John's Transportation Commission as at December 31, 1983 and the statements of revenue and expenses and surplus and changes in financial position for the year then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, these financial statements present fairly the financial position of the Commission as at December 31, 1983 and the results of its operations and the changes in its financial position for the year then ended in accordance with generally accepted accounting principles applied, after giving retroactive effect to the change in accounting policy as explained in note 7 to the financial statements, on a basis consistent with that of the preceding year.

St. John's, Newfoundland,
May 4, 1984.

Clarkson Gordon
Chartered Accountants

ST. JOHN'S TRANSPORTATION COMMISSION

BALANCE SHEET

DECEMBER 31, 1983
(with comparative figures as at December 31, 1982)

ASSETS	1983	1982 (Restated-note 6)
Current:		
Cash	$ 142,380	$ 156,202
Accounts receivable	52,255	31,708
Parts, supplies and accessories, at cost	175,164	167,934
Prepaid expenses	28,345	28,822
Total current assets	618,144	384,666
Fixed, at cost (note 2):		
Cost	4,639,078	4,621,422
Less accumulated depreciation	(2,950,858)	(2,846,562)
	1,688,220	1,774,860
	$ 2,306,364	$ 2,159,526

LIABILITIES AND SURPLUS		
Current:		
Accounts payable and accrued liabilities	$ 635,292	$ 502,655
Portion of long-term debt due within one year (note 3)	240,000	174,000
Total current liabilities	875,292	676,655
Long-term (note 3):		
Loans from the St. John's Municipal Council	997,240	1,247,155
Less amount due within one year	240,000	174,000
Total long-term liabilities	757,240	1,073,155
Surplus	673,832	409,716
	$ 2,306,364	$ 2,159,526

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

STATEMENT OF SURPLUS

YEAR ENDED DECEMBER 31, 1983
(with comparative figures for 1982)

	1983	1982 (Restated-notes 6 and 7)
Surplus, beginning of year:		
As previously reported	$ 691,253	$ 602,366
Adjustment of prior years' expenses (note 6)	(281,537)	(236,663)
As restated	409,716	365,703
Excess of expenses over revenue for the year	(93,934)	(129,987)
Municipal funding - debt retirement	240,000	174,000
- capital expenditures	118,050	
Surplus, end of year	$ 673,832	$ 409,716

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

STATEMENT OF REVENUE AND EXPENSES

YEAR ENDED DECEMBER 31, 1983
(with comparative figures for 1982)

	1983	1982 (Restated-notes 6 and 7)
Operating revenue:		
Passenger fares	$1,680,248	$1,312,993
Charters	156,482	106,049
Town of Mount Pearl	168,249	128,984
Advertising	49,343	13,667
Interest	19,963	23,380
Miscellaneous	23,218	13,753
	2,097,503	1,598,826
Operating expenses:		
Wages and related expenses (schedule 1)	2,979,394	2,583,812
Bus maintenance and repairs (schedule 1)	965,206	920,844
Occupancy expenses (schedule 1)	123,655	106,283
Administrative and general (schedule 1)	430,972	357,418
Depreciation	212,156	181,531
Interest - long-term debt	122,004	131,577
Cost of transit service	4,833,387	4,281,465
Net cost of transit service	2,735,884	2,682,639
Municipal funding - operations	2,641,950	2,552,652
Excess of expenses over revenue for the year	$ (93,934)	$ (129,987)

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

STATEMENT OF CHANGES IN FINANCIAL POSITION

YEAR ENDED DECEMBER 31, 1983
(with comparative figures for 1982)

	1983	1982 (Restated-notes 6 and 7)
Working capital was provided by:		
Operations -		
Excess of expenses over revenue for the year	$ (93,934)	$ (129,987)
Charges not resulting in an outlay of working capital:		
Depreciation	212,156	181,531
Loss on disposal of fixed assets	848	4,251
Working capital from operations	119,070	55,795
Municipal funding - debt retirement	240,000	174,000
- capital expenditures	118,050	
Proceeds on disposal of fixed assets	2,550	2,001
Total working capital provided	479,670	231,796
Working capital was applied to:		
Purchase of fixed assets -		
Financed under Urban Transportation Assistance Program (note 4)		
Cost	1,058,520	2,960,285
Less U.T.A.P. grant	(952,196)	(2,672,720)
	106,324	287,565
Other	28,960	270,021
	135,284	557,586
Less related loan from St. John's Municipal Council	(6,370)	(469,720)
Long-term debt paid or included in current liabilities	128,914	87,866
	315,915	174,000
Total working capital applied	444,829	261,866
Decrease (increase) in working capital deficiency	34,841	(30,070)
Working capital deficiency, beginning of year	(291,989)	(261,919)
Working capital deficiency, end of year	$ (257,148)	$ (291,989)
Represented by:		
Current assets	$ 618,144	$ 384,666
Less current liabilities	875,292	676,655
	$ (257,148)	$ (291,989)

See accompanying notes

ST. JOHN'S TRANSPORTATION COMMISSION

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 1983

1. Summary of significant accounting policies

(a) Basis for financial statements -

The St. John's Transportation Commission is a body established and appointed by the St. John's Municipal Council under the provisions of the City of St. John's Act and has the sole responsibility of operating a bus service in St. John's and environs. These financial statements reflect the results of operations of the Commission and all of its assets and liabilities.

(b) Municipal funding -

Operating grants received from the St. John's Municipal Council are recorded as revenue. Amounts received from the Council for the funding of capital expenditures and debt retirement are recorded as contributions to surplus.

(c) Inventories -

Parts, supplies and accessories are valued at cost computed by the first-in, first-out (FIFO) method.

(d) Fixed assets and depreciation -

Fixed assets are originally recorded at cost less government grants related to their purchase.

Depreciation is provided by the methods and at the rates set out below which are expected to amortize the cost of fixed assets over their estimated useful lives:

	Rate	Method
Buses -		
Acquired 1976 and prior	15%	Straight-line
Acquired 1977 and after	10%	Straight-line
Buildings	5-10%	Declining balance
Other vehicles and equipment	20-30%	Declining balance
Land improvements	4%	Declining balance
Heavy equipment	15%	Straight line

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2. Fixed assets

Details of fixed assets are as follows:

	Cost December 31, 1983	Accumulated Depreciation	Net Book Value December 31, 1983	Net Book Value December 31, 1982
Buses	$2,952,176	$2,226,539	$ 725,637	$ 825,946
Bus equipment	119,084	89,214	29,870	38,336
Buildings	1,066,511	421,165	645,346	593,118
Office furniture and equipment	98,295	42,343	55,952	54,037
Garage equipment	230,466	127,168	103,298	132,108
Vehicles	9,976	7,162	2,814	5,107
Land improvements	58,988	37,267	21,721	22,626
	4,535,496	2,950,858	1,584,638	1,671,278
Land	103,582		103,582	103,582
	$4,639,078	$2,950,858	$1,688,220	$1,774,860

3. Long-term debt

The loans payable to the St. John's Municipal Council represent advances made by the Royal Bank of Canada to the St. John's Municipal Council for use by the Commission. The Commission has undertaken to make annual principal repayments of $240,000 in each of the next five years together with all debt charges and interest. The loans bear interest at the bank's prime rate plus 1%.

4. Urban Transportation Assistance Program Grants

The amount shown as the Urban Transportation Assistance Program grant for 1983 consists of government contributions towards the cost of an extension to the administration building and garage, the purchase of new buses, the purchase of new fareboxes and the purchase of bus shelters.

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4. Urban Transportation Assistance Program Grants (cont'd)

The breakdown of the grant for 1983 according to project and source is as follows:

Project	Cost	U.T.A.P. Grant Government of Canada	U.T.A.P. Grant Government of Newfoundland	Net Cost to Commission
Purchase of 2 buses	$ 361,592	$(258,280)	$ (68,875)	$ 34,437
Building extension	645,715	(516,572)	(64,572)	64,571
Bus shelters	51,213	(36,581)	(7,316)	7,316
	$1,058,520	$(811,433)	$(140,763)	$106,324

The Urban Transportation Assistance Program finished in March, 1984. Since its inception the Commission has received $4,083,433 (including $952,196 above for 1983) in U.T.A.P. Grant funds which has been used for the purchase of buses, fareboxes, bus shelters and the building extension:

5. Lease commitments

Under the terms of long-term operating leases on equipment, the Commission is required to make annual rental payments approximately as follows:

1984	$46,600
1985	$23,600
1986	$ 3,200

In addition, the Commission is required to make rental payments under a lease of tires until 1985, such payments being determined on the basis of tire usage. In 1983, rental payments under this lease aggregated approximately $53,000.

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6. Adjustment of prior years' expenses

Prior to 1983 the commission recorded its liability for sick leave and pay related to vacation not taken by employees, on the cash basis whereby such amounts were recorded as expenses in the year of payment. In 1983 the commission changed its method for sick leave and vacation pay to the accrual method whereby such amounts are recorded as expenses in the year in which employees become entitled to such payments.

As a result, the 1983 opening surplus has been decreased by $281,537, $44,874 of which is applicable to 1982 and which has been charged to expense for that year, and $236,663 which is applicable to years prior to January 1, 1982. The expenses for 1983 are $28,204 for sick leave and $19,395 for vacation pay. The 1982 comparative figures have been restated to include the above adjustment.

7. Change in accounting policy

Prior to 1983, the Commission recognized funding received from the St. John's Municipal Council for long-term debt retirement as revenue. In 1983, the Commission changed its policy to reflect such funding as a contribution to surplus. As a result, the excess of revenue over expenditure has been reduced by $240,000 for 1983 and $174,000 for 1982.

SCHEDULE 1

ST. JOHN'S TRANSPORTATION COMMISSION
SCHEDULE OF EXPENSES
YEAR ENDED DECEMBER 31, 1983
(with comparative figures for 1982)

	1983	1982 (Restated-note 6)
Wages and related expenses:		
Wages - Drivers	$1,589,474	$1,338,927
- Garage	508,317	459,294
- Washroom	150,459	158,577
- Inspectors	263,297	266,559
	2,511,547	2,223,357
Employee benefits	382,405	279,300
Uniforms and coveralls	37,843	36,281
Sick leave accrual	28,204	31,478
Vacation pay accrual	19,395	13,396
	$2,979,394	$2,583,812
Bus maintenance and repairs:		
Diesel fuel	$ 547,583	$ 508,144
Oil and grease	14,087	16,962
Parts used	152,580	170,336
Tires and tubes	53,036	47,635
Washrooms	2,655	3,174
Garage and maintenance	31,550	35,799
Repairs	5,435	10,376
Licences	28,005	25,517
Car and truck expenses	27,142	27,420
Insurance	50,781	33,919
Route	49,084	36,527
Bus stop expense	3,268	5,035
	$ 965,206	$ 920,844
Occupancy expenses:		
Heat, light and water	$ 105,534	$ 99,186
Building and yard	18,121	7,097
	$ 123,655	$ 106,283
Administrative and general:		
Manager and office salaries	$ 252,613	$ 209,199
Commissioners' salaries	22,494	22,775
Professional fees	15,104	8,660
Advertising	17,717	9,387
Bus pass expense	3,600	5,820
Computer time	3,246	7,086
General	7,917	8,767
Janitorial	8,977	8,196
Loss on disposal of fixed assets	848	4,251
Office supplies and stationery	21,657	15,335
Printing	11,220	9,788
Promotion	14,311	12,267
Subscriptions and membership fees	5,697	6,443
Telephone and telegrams	25,202	11,178
Training	3,015	5,072
Travel	17,356	13,194
	$ 430,972	$ 357,418

See accompanying notes